

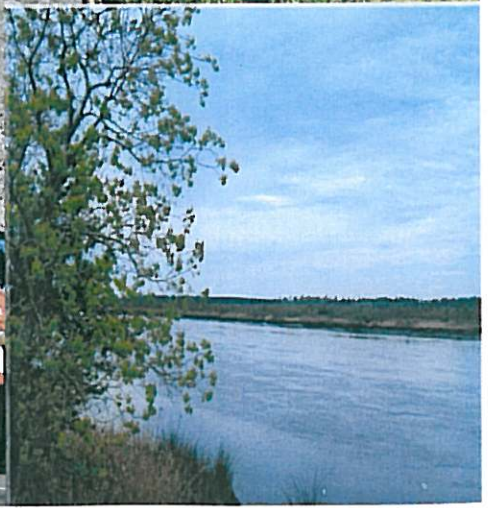
Harrietts Bluff Road South to Georgia/ Florida Line Rails with Trails Feasibility Study June 2008

prepared for:



prepared by:

Coastal Georgia
Regional Development Center



Harrietts Bluff Road South to Georgia/Florida Line Rails-with-Trails Feasibility Study 2008

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Introduction

The Coastal Georgia Regional Development Center (CGRDC) published the “Rails-to-Trails Feasibility Study” in 2007, detailing the conditions of the no longer active CSX railroad line located between Riceboro and Kingsland, and providing the feasibility of developing a multi-use trail on the old rail bed. A committee consisting of community leaders and trail advocates, the Coastal Georgia Rails-to-Trails Implementation Board, is presently organized by the CGRDC to implement that feasibility study.

This “Rails-with-Trails Feasibility Study” examines the feasibility of continuing the potential trail route located to the north, providing access southward to Kingsland’s downtown and then to the St. Marys River and the Georgia/Florida Stateline. See Map 2, Appendix E. The route southward through Kingsland and to the state line would extend the trail being implemented to the north, but would also connect Kingsland’s downtown to the East Coast Greenway, currently under development. The planned route for the East Coast Greenway, and the Rails-to-Trails route between Riceboro and Kingsland compliment one another, in that they form a loop with Riceboro to the north, Kingsland to the south, the inland marshes, creeks and rivers to the west, and the coastal marshes along U.S. Highway 17 in eastern Glynn and McIntosh Counties to the east. The East Coast Greenway and the Rail-to-Trails routes are being planned to be one and the same from Kinlaw Road, just north of Kingsland, northward into Glynn County, where U.S. Highway 17 parallels the old railroad line. The planned route for the East Coast Greenway will also connect St. Marys via Kinlaw Road.

Property Ownership Analysis

CSX Corporation, Inc. retains ownership of the active rail line from Harrietts Bluff Road, in the area historically known as “Seals”, southward through Kingsland and beyond the Georgia/Florida state line. Much of the recommended Rails-with-Trails route examined below is within the right-of-way of U.S. Highway 17.

Properties lying adjacent to the recommended trail route are listed in the following table:

OBJECTID	PARCEL_NO	LASTNAME	ADDRESS	CITY	STATE	ZIP_1
28558	080 001	DIRKES JEFFREY T	121 MARYS DR	WOODBINE	GA	31569
603	080 001A	DIRKES JEFFREY T	121 MARYS DR	WOODBINE	GA	31569
5703	080 001B	WAYE ROBERT D & WHITE JANNIE B	7771 US HWY 17	WOODBINE	GA	31569
3457	080 002	GROSS WILLIAM H	PO BOX 365	KINGSLAND	GA	31548
5475	080 002B	HARGIS TAMARA M	8203 US HWY 17	WOODBINE	GA	31569
5731	080 002C	CARLSON ROY V	10671 HWY 110	WOODBINE	GA	31569
5717	080 002D	CARLSON ROY V	10671 HWY 110	WOODBINE	GA	31569
1165	080 002E	GROSS WILLIAM H	P O BOX 365	KINGSLAND	GA	31548
5851	080 002F	GROSS WILLIAM H	P O BOX 365	KINGSLAND	GA	31548
5828	080 002G	MENDEZ JOSE	8081 HWY 17	WOODBINE	GA	31569
2725	080 002H	BANKS LORRAINE E	8167 US HIGHWAY 17	WOODBINE	GA	315693136
5689	080 002I	BANKS LORRAINE L	8167 US HIGHWAY 17	WOODBINE	GA	315693136
2706	080 003	ARMSTRONG CHERYL D	50 PLYMOUTH LANE	CARROLLTON	GA	30117
811	080 004	PRICE JAMES W & MARTHA	JANE P, 8251 N HWY 17	WOODBINE	GA	31569
4616	080 005	SEALS JACK H & DIANA D	2624 130TH AVE NE	BELLEVUE	WA	98005
4216	080 006A	NATIONAL ALUM CORP	8989 HWY 17	WOODBINE	GA	31569
5078	080 018	GARZA ROBERTO R	602 EAST THRIFT AVE	KINGSLAND	GA	31548
5069	080 019	FELTS RAFORD & DAWN	6144 OLD HARRISBURG ROAD	YORK SPRINGS	PA	17372
19765	080 021	PAULSON BRUCE & CATHY	PO BOX 969	KINGSLAND	GA	31548
19766	080 021	PAULSON BRUCE & CATHY	PO BOX 969	KINGSLAND	GA	31548
4210	080 022	PEEPLES WARREN & LORETTA-	TRUSTEE/PEEPLES LIV TRUST 8990 HWY 17	WOODBINE	GA	31569
3884	080 023	PEEPLES WARREN & LORETTA-	TRUSTEE/PEEPLES LIV TRUST 8990 HWY 17	WOODBINE	GA	31569
4087	080 024	FRIEDMAN HAROLD L ETAL	C/O BANK OF AMERICA 991408758 PO BOX 4446	ATLANTA	GA	303024446
29598	080 024	FRIEDMAN HAROLD L ETAL	C/O BANK OF AMERICA 991408758 PO BOX 4446	ATLANTA	GA	303024446
29591	080 025	SEALS JACK H & DIANA D	2624 130TH AVE NE	BELLEVUE	WA	98005
4360	080 029	JOHNS EDWIN L & MILDRED	P O BOX 23281	JACKSONVILLE	FL	32241
5644	080 030	TRACTOR SHED LP	PO BOX 98	WOODBINE	GA	31569
813	080 032	WILLIAMS J E & L	119 MORRIS LANE	WOODBINE	GA	31569
26141	080 064	DUNHAM CHARITY D TRUST-	WILLIAM ASHE AS TRUSTEE, PO BOX 607	WOODBINE	GA	31569
26142	080 065	FIELDS JOE D JR &	LEONA B, P O BOX 401	WOODBINE	GA	31569
26145	080 065A	FIELDS JOE D JR & LEONA	P O BOX 401	WOODBINE	GA	31569
26139	080 066	HOLZENDORF LOUIS & D	%MORRIS, DELORES, 17310 NORTH WEST 29TH AV	OPA LOCKA	FL	33056
28563	080 067A	HUBBARD MARIE	7828 U S HWY 17 N	WOODBINE	GA	31569
28564	080 067D	JOHNSON ALLEN L &	CLARISSA, 5135 SOMERTON COURT	JACKSONVILLE	FL	32210
5739	080 069C	BAILEY CHARLES K	7844 HWY 17 S	WOODBINE	GA	31569
5758	080 070	DAWSON LUCILLE G ETAL	P O BOX 935	KINGSLAND	GA	31548
4456	080 076	BULLARD CAESAR & D	C/O ANDREWS, CORA, P O BOX 633	KINGSLAND	GA	31548
28559	080 077	BULLARD CAESAR & D	C/O ANDREWS, CORA, P O BOX 633	KINGSLAND	GA	31548
4468	080 078	HOFF FITZGERALD	775 NEHEMIAH LANE SW	ATLANTA	GA	30331

OBJECTID	PARCEL_NO	LASTNAME	ADDRESS	CITY	STATE	ZIP_1
2703	080 084	BRANT JANICE AILEEN	1529 PROVIDENCE CHURCH ROAD	WHITE OAK	GA	31568
7067	081 010	PEEPLES LIVING TRUST-	PEEPLES WARREN & LORETTA AS TRUSTEES, 8990 HWY 17	WOODBINE	GA	31569
7130	081 012	MILLER MICHAEL B	859 US HWY 17 N	KINGSLAND	GA	31548
7142	081 012A	AVRIL EMILY R	105 CHERRY POINT DRIVE	SAINT MARYS	GA	31558
7095	081 013	SUNDBERG DELTA	402 W 46TH ST	JACKSONVILLE	FL	32208
7079	081 016	BELCHER KAREN P &	BOWEN SHARON PEEPLES 208 PLANTATION CIR	SAINT MARYS	GA	31558
6468	081 017	KNAPPENBERGER GARY & BEVERLY	97028 LANDING TRAIL	YULEE	FL	32097
2614	081 022	EARL WILLIAM B	927 GARDENIA DR	DELRAY BEACH	FL	334834235
1231	081 023	ROSETTA SANDRA J & LAMBERT MARION L	396 WILLIES LOOP	KINGSLAND	GA	31548
5861	081 024	CARVER WYMAN N & VICKI L	PO BOX 411	KINGSLAND	GA	31548
6216	081 024A	CARVER WYMAN N & VICKI L	PO BOX 411	KINGSLAND	GA	31548
4576	081 024B	CARVER WYMAN N & VICKI L	PO BOX 411	KINGSLAND	GA	31548
6152	081 024C	CARVER WYMAN N & VICKI L	PO BOX 411	KINGSLAND	GA	31548
5993	081 025	BARBER BRENDA S	7461 HWY 17	WOODBINE	GA	31569
5552	081 026	BARBER BRENDA S	C/O BRENDA S BARBER TAYLOR 7405 HWY 17	WOODBINE	GA	31569
1180	081 027	SMITH BETTY L &	BARBER BRENDA S, 7461 HWY 17	WOODBINE	GA	31569
5453	081 028	SMITH ADA W & ROY	7461 HWY 17 N	WOODBINE	GA	31569
28560	081 029	DAVIS JAMES RONALD	249 W PINE AVE	KINGSLAND	GA	31548
28561	081 030	DAVIS JAMES R	PO BOX 1257	KINGSLAND	GA	31548
28565	081 031	ABUNDANT LIFE HARVEST CENTER MINISTRIES- INC	PO BOX 2198	KINGSLAND	GA	31548
5908	081 031A	JOHNSON BILLY G & GLENDA G	7611 HWY 17	WOODBINE	GA	31569
22882	081 032	PEEPLES JOSEPH B	7514 US HWY 17	WOODBINE	GA	31569
22887	081 032A	BAILY BRANDON LEE	7530 HWY 17 N	WOODBINE	GA	31569
22885	081 036	ROBBINS WINTON R & JEAN W	7424 HWY 17 N	WOODBINE	GA	31569
22886	081 036	ROBBINS WINTON R & JEAN W	7424 HWY 17 N	WOODBINE	GA	31569
5444	081 037	FORTIER PAUL J	7362 HWY 17	WOODBINE	GA	31569
5553	081 038	JESINGHAUS KARL H	6005 BROWNING DR	CHEYENNE	WY	82007
5974	081 038A	FORTIER PAUL J	7362 HWY 17	WOODBINE	GA	31569
19770	081 039	EASON JESSEE A & BARBARA	P O BOX 515	KINGSLAND	GA	31548
1216	081 039A	COUNTY-CAMDEN COUNTY-	BOARD OF COMMISSIONERS, PO BOX 99	WOODBINE	GA	31569
4465	081 039A	COUNTY-CAMDEN COUNTY-	BOARD OF COMMISSIONERS, PO BOX 99	WOODBINE	GA	31569
25080	081 040	CHURCH-NEW TESTAMENT	BAPTIST CHURCH, P O BOX 1605	KINGSLAND	GA	31548
2597	081 041	GOWEN RONALD P	79 HARRIETTS BLUFF RD	WOODBINE	GA	31569
6109	081 066	MULLIS ROSCOE H &	CLEGHORN, BENNY, PO BOX 217	KINGSLAND	GA	31548
25874	081 067	FENDER MICHAEL J & CAROLINE H	68 RAVINE CT	WOODBINE	GA	31569
7038	081 069	PIERCE BOBBY EUGENE	382 OUTLAW STREET	KINGSLAND	GA	31548
6671	081 070	PITTMAN MATTIE	P O BOX 182	WOODBINE	GA	31569
6449	081 071	WELCH MICHAEL E	P O BOX 2247	KINGSLAND	GA	31548
6437	081 071A	PIERCE ROBERT E	41 FULLARD RD	WOODBINE	GA	31569
6452	081 072	SWEATT ROBERT C SR	PO BOX 1477	KINGSLAND	GA	31548
6407	081 073	FREUND ALICE C	6515 HWY 17	WOODBINE	GA	31569
6673	081 073B	FREUND ALICE C &	FREUND RICHARD P SR, 6515 HWY 17	WOODBINE	GA	31569
6206	081 074	SWEATT ROBERT C SR	PO BOX 1477	KINGSLAND	GA	31548
5887	081 076	SWEATT ROBERT C SR	PO BOX 1477	KINGSLAND	GA	31548
871	081 076A	CRE LLC	1927 SOUTH 14TH ST	FERNANDINA BEACH	FL	32034
7302	081 078	DALTON W KEVIN & DENISE	108 HERONS NEST	KINGSLAND	GA	31548
7112	082 008	RUSSELL C G	C/O RUSSELL, ALENE PERDU PO BOX 157	KINGSLAND	GA	31548
7884	082C01 001	NIGHTINGALE OLIVER	P O BOX 345	KINGSLAND	GA	31548
7467	082C01 001A	LLOYD LARRY J	PO BOX 1588	KINGSLAND	GA	31548
7483	082C01 001B	COBBS HENRIETTA &	CHERAIN CHIANITA, P O BOX 2094	KINGSLAND	GA	31548
6558	082C01 002	HOLZENDORF MAMIE LOU	P O BOX 164	KINGSLAND	GA	31548
6496	082C02 001	NUNN DONALD E	PO BOX 2548	KINGSLAND	GA	31548
4522	082C02 001B	NUNN DONALD E	P O BOX 2548	KINGSLAND	GA	31548

OBJECTID	PARCEL_NO	LASTNAME	ADDRESS	CITY	STATE	ZIP_1
6736	082C02 002	PETERS TODD M	304 FAYE COURT	SAINT MARYS	GA	315588728
7407	082C02 003	HAYWOOD ROBERTA	C/O MELL HARRIS 648 BARBADOS RD	JACKSONVILLE	FL	32216
7288	082D01 001	BCAD INC	106 SHEFFIELD CT	KINGSLAND	GA	31548
6703	082D01 002A	RAWL STEVE E &	OSSICK, JOHN J JR, 65 HONEY CREEK LANE	WAVERLY	GA	31565
7351	082D02 004	PEEPLES WARREN & LORETTA-	TRUSTEE/PEEPLES LIV TRUST, 8990 HWY 17	WOODBINE	GA	31569
21286	082D02 005	WHIGAM OTTO & KELLY V M	%HANDI KORNER INC, RR 1 BOX 3034	FOLKSTON	GA	315370567
25681	082D02 005	WHIGAM OTTO & KELLY V M	%HANDI KORNER INC, RR 1 BOX 3034	FOLKSTON	GA	315370567
7352	082D02 005A	GENOVA MARC A	3593 SUNFLOWER DRIVE	BUFORD	GA	30519
21641	082D02 006	DRURY CARL M III	376 PEACHTREE BATTLE AVENUE	ATLANTA	GA	30305
21285	082D02 007	GILLETTE MALCOLM A & MARTIN O JR	106 MONTICELLO DR	KINGSLAND	GA	31548
11948	095 032	KINGSLAND-CITY HALL		KINGSLAND	GA	31548
11360	095 036	DAY C GRAYSON	BOX 604	KINGSLAND	GA	31548
18136	095 036	DAY C GRAYSON	BOX 604	KINGSLAND	GA	31548
18137	095 036	DAY C GRAYSON	BOX 604	KINGSLAND	GA	31548
18139	095 036	DAY C GRAYSON	BOX 604	KINGSLAND	GA	31548
19873	095 036	DAY C GRAYSON	BOX 604	KINGSLAND	GA	31548
18135	095 036A	STOEFLER TERISA I	2680 US HWY 17 S	KINGSLAND	GA	31548
13030	095 037	PIERCE JASON F	GA-FLA MOTEL, PO BOX 412	SAINT MARYS	GA	31558
13672	095 042	GROSS WILLIAM H ETAL	C/O WILLIAM H GROSS, PO BOX 365	KINGSLAND	GA	31548
16770	096 002	CALDWELL JOE JACK SR &	YVONNE, 134 N NORTHSIDE DR	JACKSONVILLE	FL	32218
14003	096 003	GROSS WILLIAM H	PO BOX 365	KINGSLAND	GA	31548
14476	096 003	GROSS WILLIAM H	PO BOX 365	KINGSLAND	GA	31548
14477	096 003	GROSS WILLIAM H	PO BOX 365	KINGSLAND	GA	31548
7314	K07 03 001	STEVENS JANIE M & ALFRED	5611 CHARLIE SMITH SR HWY	SAINT MARYS	GA	31558
7714	K07 03 002	GOODING JOHNNIE M	P O BOX 5524	SAINT MARYS	GA	31558
9040	K07 03 002A	GOODING JOHNNIE M	P O BOX 5524	SAINT MARYS	GA	31558
8056	K07 04 001	KINGSLAND CITY HALL	PO BOX 250	KINGSLAND	GA	31548
9110	K07 05 008	DAWSON LILLIAN	PO BOX 123	KINGSLAND	GA	31548
9462	K07 05 009	HABITAT FOR HUMANITY	100 MILLER STREET	SAINT MARYS	GA	31558
6820	K07 05 009A	MCALLASTER JUNIOR	PO BOX 94	KINGSLAND	GA	31548
6257	K07 05 010	SCOTT HARDY	89 OLD ROUNDTREE RD	RIVERDALE	GA	30274
8038	K07 05 010B	ALDERMAN CORIEN	912 SEAGROVE ST	SAINT MARYS	GA	31558
7966	K07 05 011	JOHNSON JAMES	P O BOX 2432	KINGSLAND	GA	31548
7660	K07 05 012	HOLZENDORF STELLA L &	CHESTER, P O BOX 334	KINGSLAND	GA	31548
8112	K07 05 013	DEHLINGER BILL & O'DONNELL MARYJEAN	319 S 14TH AVE	HOLLYWOOD	FL	33020
8004	K07 05 014	STEVENS DIANNE D	C/O HABITAT FOR HUMANITY 100 MILLER STREET	SAINT MARYS	GA	31558
9064	K07 05 014A	MORRIS DAISY BELLE	PO BOX 1233	KINGSLAND	GA	31548
8029	K07 05 015	GAINUS EMILY	P O BOX 337	KINGSLAND	GA	31548
8014	K07 05 016	DANIEL SAM JR & CAROLYN	PO BOX 151	KINGSLAND	GA	31548
4535	K08 01 003	KINGSLAND-CITY OF	PO BOX 250	KINGSLAND	GA	31548
29371	K08 01 003A	MORRIS OSCAR E & DAISY H	PO BOX 1233	KINGSLAND	GA	31548
9041	K08 01 003B	WAYE ULYSSEE ETAL	PO BOX 1272	KINGSLAND	GA	31548
8130	K08 01 003C	CHURCH-KINGSLAND CHURCH	OF CHRIST, PO BOX 1266	KINGSLAND	GA	31548
9039	K08 01 003D	W & H COMMUNICATIONS INC	PO BOX 1371	JESUP	GA	31598
24121	K08 01 003E	TOWNSEND SYLVIA JOHNSON	609 COLUMBUS AVE, APT 4-	NEW YORK	NY	10024
6521	K08 01 019	ANDREWS EDWARD JR	300 ASTER PL	SAINT MARYS	GA	31558
7889	K08 01 019A	PACKARD DAVID L	406 SEAGROVE ST	SAINT MARYS	GA	31558
7950	K08 01 021	MORRIS OSCAR E & DAISY H	PO BOX 1233	KINGSLAND	GA	31548
9012	K08 01 021A	MORRIS KEVIN L	PO BOX 1684	KINGSLAND	GA	31548
8455	K10 01 005	JOHNSON SIMON	P O BOX 933	KINGSLAND	GA	31548
8461	K10 01 006	HARRIS ANGELA ETAL	C/O HARRIS ALPHONSO, PO BOX 336	KINGSLAND	GA	31548
8042	K10 01 007	HARRIS ALPHONSO	P O BOX 336	KINGSLAND	GA	31548
						1

OBJECTID	PARCEL_NO	LASTNAME	ADDRESS	CITY	STATE	ZIP_1
9515	K10 02 002	JOSEPH ABRAHAM JR	538 JOSEPH WAY	KINGSLAND	GA	31548
9548	K10 02 008A	JOSEPH ABRAHAM JR	PO BOX 2787	KINGSLAND	GA	31548
9707	K10 03 006	LODGE-PIONEER 179	C/O STEVE MAYNOR PO BOX 2695	KINGSLAND	GA	31548
7191	K10 03 007	ROBERTS DON ONEAL	2020 EAST WATERS AVENUE	TAMPA	FL	33604
8658	K10 03 008	SYLVESTER DONNIE H SR	1301 VACUNNA RD	KINGSLAND	GA	31548
8636	K10 03 009	CHURCH-CHURCH OF GOD		KINGSLAND	GA	31548
6534	K10 03 009A	LODGE-PIONEER 179	C/O STEVE MAYNOR PO BOX 2695	KINGSLAND	GA	31548
8614	K10 03 010	ANDREWS BENNY JAMES	PO BOX 633	KINGSLAND	GA	31548
2819	K10 03 011	DAWSON ARTHUR JR	P O BOX 935	KINGSLAND	GA	31548
8594	K10 03 012	DAWSON ARTHUR SR &	FRANCES, P O BOX 962	KINGSLAND	GA	31548
7669	K10 04 007	DAWSON ALEX SR. ESTATE	%DAWSON, ARTHUR SR OR IS, PO BOX 478	KINGSLAND	GA	31548
9697	K10 05 005	GIBBS IRENE	P O BOX 671	KINGSLAND	GA	31548
9303	K10 06 001	LITTLE ELIZABETH M M K	C/O KENNEBREW, ELIZABETH, PO BOX 2295	KINGSLAND	GA	31548
9660	K10 06 004	PARLAND ANNA L	96017 WATERWAY COURT	FERNANDINA BEACH	FL	32034
8584	K10 06 005	MCALASTER JUNIOR &	THELMA H, PO BOX 94	KINGSLAND	GA	31548
9602	K10 06 007	PETERS FAYE E	PO BOX 1563	KINGSLAND	GA	31548
7450	K10 06 008	FOBBS FRANCIS & RUTH M	P O BOX 152	KINGSLAND	GA	31548
9527	K10 06 009	EASON JESSEE & BARBARA	P O BOX 515	KINGSLAND	GA	31548
8487	K10 06 010	ROBS SERVICE CENTER INC	785 E HILTON AVENUE	KINGSLAND	GA	31548
6790	K10 06 011	ROBERTS DONNIE E SR &	BRENDA G, 785 E HILTON AVE	KINGSLAND	GA	31548
9845	K15 02 017	TAYLOR MARY JEAN	P O BOX 542	KINGSLAND	GA	31548
8193	K15 02 018	JOHNSON BETTY	PO BOX 963	KINGSLAND	GA	31548
10059	K15 03 006	RICHO CRAIG L & ANITA N	300 S 10TH STREET	KINGSLAND	GA	31548
8701	K15 03 007	CAMPBELL ROBERTA KING	BOX 674	KINGSLAND	GA	31548
8423	K15 03 008	CHURCH-ST PAUL A M E	JESTINE FORD ETAL AS TRUSTEES, 410 N ORANGE EDWARDS BLVD	KINGSLAND	GA	31548
8644	K15 03 010	CHURCH-ST PAUL A M E	PO BOX 1782	KINGSLAND	GA	31548
8823	K15 04 001	WILLIAMS QUEEN	PO BOX 771	KINGSLAND	GA	31548
4487	K15 04 001B	JOHNSON ERIC &	BERNARDINE R, P O BOX 1983	KINGSLAND	GA	31548
6720	K15 04 005	FRAZIER JAMES	PO BOX 2828	KINGSLAND	GA	31548
8864	K15 04 006	MOBLEY MADISON A	PO BOX 1575	YULEE	FL	32041
8795	K15 04 007	MARSH BESSIE W	PO BOX 1001	KINGSLAND	GA	31548
6854	K15 04 007A	MARSH BETTY JEAN ETAL	PO BOX 1001	KINGSLAND	GA	31548
8896	K15 07 002	TYRE JOHN M & BARBARA J	PO BOX 5178	SAINT MARYS	GA	31558
7156	K15 09 001	D DICE CONSTRUCTION & REMODELING INC	214 W KING AVENUE	KINGSLAND	GA	31548
8564	K15 09 002	TYRE BARBARA	PO BOX 5178	SAINT MARYS	GA	31558
8934	K15 10 001	CASEY WILLIAM N ETAL	162 VACUNA ROAD	KINGSLAND	GA	31548
6867	K15 10 002	CASEY WILLIAM N ETAL	162 VACUNA ROAD	KINGSLAND	GA	31548
8536	K15 10 006	HABITAT FOR HUMANITY OF CAMDEN CO INC	100 MILLER ST	SAINT MARYS	GA	31558
8563	K15 10 007	HABITAT FOR HUMANITY OF CAMDEN CO IN	100 MILLER ST	SAINT MARYS	GA	31558
7892	K15 10 008	SYLVESTER DONNIE H SR	PO BOX 832	KINGSLAND	GA	31548
6273	K15 10 008A	PRICE JAMES W	8251 HWY 17	WOODBINE	GA	31569
8854	K15 11 002	NEWBY JAMES T & HELENE R	246 RAY RD	FORT VALLEY	GA	31030
10106	K15 11 007	VIETNAM VETS MC USA & LEGACY VETS-	M/C USA CHAPTER G, GA INC, P O BOX 1950	KINGSLAND	GA	31548
6860	K15 11 008	OUTDOOR GARDEN & PET SUPP INC	C/O DAVID L KNOX, 2137 VACUNA ROAD	KINGSLAND	GA	31548358
9874	K15 12 001	PERRON SOPHIE H	110 YELLOW BLUFF RD	SAINT MARYS	GA	31558
9138	K15 12 002	FRIDOLFSON RODNEY	300 NORTH LEE ST	KINGSLAND	GA	31548
8198	K15 13 007	KIGHT EDWARD	P O BOX 1463	KINGSLAND	GA	31548
9713	K15 13 008A	MITCHELL JESSIE M	P O BOX 141	KINGSLAND	GA	31548
7596	K15 13 009	KIGHT EDWARD ETAL	P O BOX 1463	KINGSLAND	GA	31548
6907	K15 13 010	MORRIS KEVIN	PO BOX 1684	KINGSLAND	GA	31548
9340	K20 03 001	MCKENDREE GLADINE	C/O BREWER, WESLEY, 476 S CHERRY STREET	KINGSLAND	GA	31548
9388	K20 03 001	MCKENDREE GLADINE	C/O BREWER, WESLEY, 476 S CHERRY STREET	KINGSLAND	GA	31548
9752	K20 03 001	MCKENDREE GLADINE	C/O BREWER, WESLEY, 476 S CHERRY STREET	KINGSLAND	GA	31548

OBJECTID	PARCEL_NO	LASTNAME	ADDRESS	CITY	STATE	ZIP_1
9765	K20 03 002	CARDONA LORI & JULIAN F	1754 ASTON HALL DR E	JACKSONVILLE	FL	32246
10141	K20 03 003	WINGATE J C EST	121 NW 143 ST	MIAMI	FL	33168
9560	K20 04 001	MUCHOW JENNIFER M	214 WEST WILLIAM AVE	KINGSLAND	GA	31548
9680	K20 10 001	WALKER WILLIAM T &	SHIRLEY W, 96 N RIVER OAKS CT	SAINT MARYS	GA	31558
10207	K20 11 001	ADDINK DAVID	P O BOX 699	KINGSLAND	GA	315480669
9369	K21 01 001	MCDANIEL ERIC	P O BOX 1504	GRIFFIN	GA	302240036
10123	K21 01 002	KINGSLAND-CITY OF	PO BOX 250	KINGSLAND	GA	31548
9430	K21 01 003	KINGSLAND-CITY OF	A MUNICIPAL CORPORATION, PO BOX 250	KINGSLAND	GA	31548
7625	K21 01 004	KINGSLAND-CITY HALL		KINGSLAND	GA	31548
9328	K21 10 002	LODGE-KINGSLAND LIONS- CLUB INC	ATTN: JIM, P O BOX 246	KINGSLAND	GA	31548
9558	K21 10 003	DAVIS & SON ENTERPRISES, INC	152 SCRUBBY BLUFF ROAD	KINGSLAND	GA	31548
8549	K21 10 003A	KINGSLAND LIONS CLUB INC	PO BOX 246	KINGSLAND	GA	31548
8544	K21 11 001	SWEATT ROBERT C SR	PO BOX 1477	KINGSLAND	GA	31548
9743	K25 03 001E	WOMBOLT JAMES M & JUSTINE	408 ORANGE EDWARDS BLVD	KINGSLAND	GA	31548
10225	K25 03 001F	TAYLOR GREGORY T	1205 ALA-ALII STREET APT #81	HONOLULU	HI	96818
8269	K25 03 001G	WALKER KELVIN D	404 S ORANGE EDWARDS BLVD	KINGSLAND	GA	31548
7222	K25 03 001H	JOINER DANA A	410 SOUTH ORANGE EDWARDS BLVD	KINGSLAND	GA	31548
10962	K25 04 001	GREENE AVERA L JR &	LORI D, PO BOX 5155	SAINT MARYS	GA	31558
10854	K25 04 001A	MESEC FRANKLIN D & GAYLE K	536 HOLLY HAVEN DRIVE	KINGSLAND	GA	31548
9172	K25 04 001B	GREENE AVERA L JR &	LORI D, PO BOX 5155	SAINT MARYS	GA	31558
10427	K25 04 001C	TANN JAMES JR & JUDY L	214 W MAPLE AVENUE	KINGSLAND	GA	31548
10881	K25 04 002	EDGY DOROTHY & PALMER JESSE D	RT 1 BOX 98	WAYNESVILLE	GA	31566
7248	K25 04 002A	HUTTO JESSICA D & JAMES A	560 ORANGE EDWARDS BLVD S	KINGSLAND	GA	31548
11392	K25 04 003	BARBER HAROLD & CAROLYN	PO BOX 2411	KINGSLAND	GA	31548
25365	K25 07 001	PIERCE JASON F	PO BOX 412	SAINT MARYS	GA	31558
11463	K25 07 002	OUTLAW J C JR & ETHEL	402 OUTLAW ST	KINGSLAND	GA	31548
10914	K25 07 002A	BUCHANAN HENRY J SR &	SHELIA, P O BOX 773	KINGSLAND	GA	31548
25592	K25 08 001	OHM SHREE GANESH INC	720 SOUTH LEE ST	KINGSLAND	GA	31548
10601	K25 08 002	STEFFENS JULIE ANN MARTHA	PO BOX 15343	GAINESVILLE	FL	32604
11420	K25 08 002A	KLC TRUST-	LINDA & KENNETH CAGLE A, PO BOX 5489	SAINT MARYS	GA	31558
10531	K25 08 008	BARLOW JAMES E SR &	SANDERS THOMAS J SR, 2200 POWDER SPRINGS RD	MARIETTA	GA	30064
10660	K25 09 001	FLASH FOODS INC	PO BOX 2149	WAYCROSS	GA	31501
10638	K30 04 010A	DAWSON HARVEY L & QUEEN E	P O BOX 326	KINGSLAND	GA	31548
10611	K30 04 019	CAMPBELL JEFF	P O BOX 486	KINGSLAND	GA	31548
7779	K30 04 020	CAMPBELL HEZEKIAH	P O BOX 486	KINGSLAND	GA	31548
7758	K30 04 021	WALLINGTON GEORGE ESTATE	PO BOX 131	KINGSLAND	GA	31548
11629	K30 04 022	PARRISH LINDSEY	PO BOX 1926	KINGSLAND	GA	31548
10723	K30 04 023	JOHNSON BENJAMIN	P O BOX 133	KINGSLAND	GA	31548
8303	K30 04 025	PARRISH MARY ETAL	C/O IDA BELL BROWN JORDA, PO BOX 133	KINGSLAND	GA	31548
11031	K30 04 026	JORDAN IDA BELL BROWN	P O BOX 133	KINGSLAND	GA	31548
11594	K30 04 027	COLLINS ANITA M & CHRISTOPHER MONSITA M	304 FLAME TREE CIR	TAMPA	FL	33619
11497	K30 04 028	BUCHANAN HENRY J SR &	SHELIA, P O BOX 773	KINGSLAND	GA	31548
11332	K30 05 001	DEEN MARTHA F	405 HOLMES STREET	WAYCROSS	GA	31503
9132	K30 05 001A	LEE BEATRICE D H &	JAMES A, PO BOX 1091	KINGSLAND	GA	31548
11625	K30 06 001	BARLOW JAMES E SR ETAL	%QUICK THRIFT FOODS INC 2200 POWDER SPRINGS RD	MARIETTA	GA	30064
11583	K30 06 002	LANIER W J SR &	DARLEEN POPWELL, P O BOX 625	KINGSLAND	GA	31548
11546	K30 06 003	JOHNSON C L	P O BOX 1838	KINGSLAND	GA	31548
9983	K31 06 002	BARLOW JAMES E SR ETAL	2200 POWDER SPRINGS ROAD, SUITE 200	MARIETTA	GA	30064
3028	K31 06 002A	WOODLAND MOBILE ESTATES LLC	C/O GROSS JACK, JR., 319 LANIER AVE	KINGSLAND	GA	31548
11743	K35 01 001	KINGSLAND-CITY OF	PO BOX 250	KINGSLAND	GA	31548

Analysis of the Study Area
North of Kingsland (Harrietts Bluff Road)
To the Georgia/Florida Stateline (St. Marys River)

During March of 2008, the CGRDC planning team field-evaluated the active CSX railroad corridor and adjacent properties to the immediate east, stretching 9.5 miles from north of Kingsland at Harrietts Bluff Road, southward to the Georgia/Florida Stateline, at the St. Marys River.

The predominant physical limiting factor for design and construction of a trail within the active railroad corridor is the dominance of non-tidal wetlands to both sides of the rail bed. However, locations of the railroad right-of-way within the downtown area of Kingsland are an exception to this. A large CSX-owned property located immediately south of City Park is a site where trail development is physically feasible. Construction elsewhere of a trail within the railroad right-of-way would require either extensive filling of wetlands, or support of a trail above wetlands through construction of a pier-type facility. The feasibility of either option is heavily constrained by the strong likelihood of high construction costs and prohibitive permit requirements, compared to other potential options for locating the trail parallel but exterior to the railroad right-of-way. In addition, initial discussions with the owner of the rail line, CSX, reveal concern against trail development within the rail right-of-way.

The field-evaluation, through visual observation and consideration of potential issues and opportunities, resulted in a recommended trail route generally paralleling the railroad corridor and U.S. Route 17, also known as Lee Street within the Kingsland City limits. The following narrative, supported by Maps numbered 1 through 8 as found in Appendix E, describes a trail route from the north starting at Harrietts Bluff Road, southward through Kingsland, and ending at the Georgia/Florida Stateline. The study area is divided into three distinct segments for the purpose of analysis: Harrietts Bluff Road southward to Project Avenue in Kingsland; Project Avenue south through the City of Kingsland to Powell Avenue; and Powell Avenue to the Georgia/Florida Stateline.

1. Harrietts Bluff Road to Project Avenue

Segment Length

This segment is approximately 4.7 miles long.

Route Description and Trail Access

The northern terminus would be accessed from Harrietts Bluff Road, a direct connection from the southern terminus of the Kingsland to Riceboro Rails-to-Trails project. The trail segment, trail access points and prominent features along the way are shown on Map 3, and described as follows:

- The recommended trail alignment would extend southward within the west side of the U.S. Route 17 right-of-way, to Project Avenue in Kingsland.
- The railroad bed of the active rail line parallels U.S. Route 17 to the immediate west.
- The railroad bed slopes laterally into forested non-tidal wetland, as determined through cursory visual observation. Wetland locations, as derived from the National Wetlands Inventory, are shown on Maps 6 through 8 in Appendix E.
- Both sides of the railroad bed are ditched at the base of the embankment.

Existing Land Use

The current land uses within this section are described as follows:

- Forested wetland occupies the majority of land area on both sides of the railroad bed.
- Rail-associated industrial use and a mini-warehouse commercial use exist to the northeast of the rail crossing at Colerain Road.

Natural/Cultural Features and Facilities

Natural features and any cultural features consist of:

- Scenic forestland and swamps.

Potential Issues and Opportunities

Issues:

- The rail bed slopes to the sides into forested wetland, as determined through cursory visual observation.
- Wetland delineation would be required to confirm wetland presence.
- If wetland presence to both sides of the rail bed were to be confirmed, then trail development alongside the rail bed would require either significant filling of wetland, or pier construction.

Opportunities:

- Potential exists physically to construct a trail within the U.S. Route 17 right-of-way.
- Harrietts Bluff Road provides opportunity for a trail connection between the southern terminus of the Kingsland to Riceboro rails-to-trails project and U.S. Route 17.
- A trail within the highway right-of-way, separated from the roadway except for crossings, would be a significantly safer public transportation alternative than shared access at the edge of the roadway.

2. Project Avenue to Powell Avenue

Segment Length

This segment is approximately 1.6 miles long.

Route Description and Trail Access

Project Avenue is the first secondary road to the right and west upon entering Kingsland from the north on U.S. Route 17. The trail segment, trail access points and prominent features along the way are shown on Map 4, and described as follows:

- Project Avenue connects to North Orange Edwards Boulevard, which is located immediately west of and parallel to the railroad right-of-way. A sidewalk exists on the west side of North Orange Edwards Boulevard, appropriately described as traditional neighborhood residential in terms of land use. Shared access is recommended.
- Proceeding southward, North Orange Edwards Boulevard ends at Hilton Street.
- Moving left and to the east, and crossing the railroad right-of-way, Hilton Street connects to Seaboard Street. A trail separated from Seaboard Street, between the railway and the street on CSX-owned property, is preferred. Otherwise, shared access is recommended along both Hilton and Seaboard Streets. See photo #31 in Appendix B.
- Seaboard Street parallels the east side of the railroad right-of-way. No sidewalk exists.
- Turning right and to the south on Seaboard Street, proceeding two blocks south leads to West King Avenue, State Route 40.
- Turning right and to the west, West King Avenue crosses back over the railroad right-of-way.
- After proceeding one block on West King Avenue, an immediate left turning south on South Orange Edwards Boulevard will resume travel through a traditional residential neighborhood.
- City Park provides passive recreational greenspace for one block between South Orange Edwards Boulevard and the railroad right-of-way. West William Avenue forms the southern perimeter of City Park. Trail access through City Park is a preferred option. Shared access on So. Orange Edwards Blvd. is a secondary option. See photos #32, 33 and 34 in Appendix B.
- After crossing West William Avenue on South Orange Edwards Boulevard, open land (CSX-owned) lies between South Orange Edwards Boulevard and the railroad right-of-way to the immediate east. Trail access through the CSX property is a preferred option. Shared access on So. Orange Edwards Blvd. is a secondary option. See photo #21 in Appendix B.
- After crossing West Lawnwood Avenue on South Orange Edwards Boulevard, forested wetland occupies the area to the immediate east, as determined through cursory visual observation.
- At West Lawnwood Avenue, the trail can either turn left and east to cross the railroad right-of-way and turn south on South Lee Street (U.S. Route 17), or continue south to Powell Avenue through more traditional residential neighborhoods.
- Ample area exists within the west side of the U.S. Highway 17 right-of-way for design of a trail separate from the roadway.
- South Orange Edwards Boulevard ends at Powell Avenue, fenced off at the end.
- Powell Avenue provides potential shared access to U.S. Route 17.

- Ample shoulder area continues to exist within the U.S. Route 17 right-of-way for design of a trail separate from the roadway.
- Vacuna Road is the next secondary road to the west from U.S. Route 17.

Existing Land Use

The current land uses within this section are described as follows:

- Traditional neighborhood residential use is dominant in the vicinity of North and South Orange Edwards Boulevard.
- City Park occupies one block, complimenting the residential neighborhood with greenspace.
- The area south of West William Avenue and north of West Lawnwood Avenue, CSX-owned, contains open land to either side of the rail bed.
- Forested wetland occupies the area south of W. Lawnwood Ave., based on cursory observation.

Natural/Cultural Features and Facilities

Natural features or cultural features consist of:

- Scenic forestland and swamps.
- City Park provides passive recreational greenspace within a one-block area characterized as a traditional residential neighborhood.
- Neighborhood streets connect the recommended trail alignment with the adjacent downtown shops and restaurants of Kingsland.

Potential Issues and Opportunities

Issues:

- The rail bed slopes to the sides into apparent forested wetland, in areas other than the vicinity of North and South Orange Edwards Boulevard and downtown Kingsland.
- Design and construction of a trail within the railroad right-of-way, a 'rail-with-trail', would require either extensive filling of wetland or construction of a pier parallel to the rail bed.

Opportunities:

- Trail development generally parallel to the railroad right-of-way, comprising a combination of shared access on secondary roads and recreational trail segments through adjacent city-owned, privately owned properties and the U.S. Highway 17 right-of-way, would be a more feasible option than trail development within the railroad right-of-way.
- Shared access trail segments on secondary roads and trail segments through adjacent properties, combined with off-roadway trail segments within the U.S. Highway 17 right-of-way, would provide a safer alternative for bicycle traffic than the shoulder of U.S. Highway 17.
- Trail users from diverse locations could be encouraged to adventure off the trail to enjoy unique shops and restaurants located in adjacent downtown Kingsland, by

defining such opportunities for trail users through landscape design techniques and directional signs.

- The current Kingsland City Park use and a trail developed either adjacent to or through the park would supplement one another.
- The open area immediately south of City Park, owned by CSX, presents potential opportunity for trail design and construction, depending on CSX's plans for the property. The north-south distance through City Park and through the large CSX-owned property immediately south is approximately 2,000 linear feet. Based on information from the Rails-to-Trails Feasibility Study, at \$90 per linear foot, concrete trail construction twelve feet in width through these sites would cost approximately \$180,000. The more maintenance intensive asphalt construction is estimated at \$80,000, based on a unit cost of \$40 per linear foot. These estimates include clearing and grubbing, not required specific to the potential sites near downtown Kingsland.
- Support of the project from local residents and business owners.

3. Powell Avenue to the Georgia/Florida state line

Segment Length

This segment is approximately 3.2 miles long.

Route Description and Trail Access

Traveling south on U.S. Route 17 from Powell Avenue, only two intersections with secondary roads exist north of the state line, at Vacuna Road and Escott Road. The state line and the U.S. Highway 17 bridge over the St. Marys River is the south terminus of the study area. The trail route, trail access points and prominent features along the way are shown on Map 5, and described as follows:

- Similar to the northern-most segment lying north of Kingsland, this recommended trail section extends southward within the west side of the U.S. Route 17 right-of-way, from Powell Avenue to the Georgia/Florida state line.
- The railroad bed of the active rail line parallels U.S. Route 17 to the immediate west.
- The railroad bed slopes laterally into forested non-tidal wetland, as determined through cursory visual observation.
- South of Escott Road, a utility right-of-way is located immediately west of and parallel to the railroad bed and U.S. Route 17.

Existing Land Use

The current land uses in this section are as follows:

- Upland forest and forested wetland
- Power utility corridor

Natural/Cultural Features and facilities

Natural features or cultural features consist of:

- Scenic forestland and swamps.
- The scenic St. Marys River is the south terminus of the rails-with-trails study area.

- The U.S. Highway 17 Bridge provides highway access across the St. Marys River to Florida.
- A fish camp of potential historical significance is located on the north bank of the St. Marys River, and immediately east of U.S. Route 17.
- A boat ramp exists in association with the fish camp.

Potential Issues and Opportunities

Issues:

- The rail bed slopes to the sides into apparent forested wetland, and design and construction of a trail within the railroad right-of-way, a 'rail-with-trail', would require either or a combination of extensive filling of wetland or/and construction of a pier parallel to the rail bed.
- Potential development of a trail within the power utility right-of-way would require wetland filling and crossing of the active rail bed in order to provide access over the U.S. Highway 17 bridge to cross the St. Marys River into Nassau County, Florida.
- Bicycle and pedestrian access across the St. Marys River via the U.S. Highway 17 bridge may present safety issues due to the narrow width of the travel lane.

Opportunities:

- Potential exists physically to construct a trail within the U.S. Highway 17 right-of-way, to the immediate west of the roadway.
- A trail within the highway right-of-way, separated from the roadway, would be a significantly safer alternative than shared access on the shoulder of the roadway.
- The fish camp on the north bank of the St. Marys River and immediately east of U.S. Highway 17 is a potential point of interest for prospective trail users.

Social, Environmental and Economic Impacts

Georgia's coastal region, including the Cities of Kingsland and St. Marys, the southernmost communities in the region, provides a rich abundance of environmental, cultural and historic resources for residents and visitors to enjoy. Kingsland, representing a significant portion of the rails-with-trails feasibility study area, is listed on the National Register of Historic Places. Significant enhancements to the downtown occurred in 1994 through a streetscape project, helping to return the charm of its historic past. Included among the enhancements are brick-paved sidewalks, nostalgic street lighting and a street clock. The recommended trail route provides cyclists and hikers touring along U.S. Route 17 the opportunity to experience the downtown area of Kingsland, named the "Royal District". The Royal District contains small and unique businesses, including antiques and fine arts, and historic homes and buildings dating back to the 1920s.

The recommended trail route parallel to the active railroad line through Kingsland would continue the aforementioned trail route being developed to the north, providing access to Kingsland's downtown and then to the St. Marys River and the Georgia/Florida state line. Extending this regional trail south through Kingsland to the state line would serve as a catalyst for business development in Kingsland. Referring to a reinforcing example, the North Carolina Department of Transportation, in its study *Pathways to Prosperity*, found that an initial investment of \$6.7 million in construction of the Outer Banks trails yielded an annual return of \$60 million in economic impact for the region. The study also found that 680,000 visitors annually bicycled in the area, representing 17 percent of the area's overall visitors. Restaurants, shops, stores and motels all benefited from the increase in visitors to the area. As in the case of the Outer Banks, trail development typically results in the emergence of new businesses to serve trails users, including restaurants, outdoor outfitters, and lodging.

While trails serve as a catalyst for business and economic growth, they also attract potential residents. Among factors considered by people who are relocating, the diversity and quality of recreational opportunities are usually high priority. Visitors, residents and prospective newcomers view these types of recreational opportunities as not only improving the quality of life in an area, but as adding value to any investment they make in the area for the future. Examples of trails in other areas of the country, such as the Outer Banks, have shown positive correlations between trail

development and surrounding property values. In the study *The Impact of Rail-trails A Study of Users and Property Owners from Three Trails* (Moore, Porter et al) (July 1992), it was found that the presence of a trail in the area made it easier to sell a home and also increased the price that was realized from the sale. The study goes on to say that the presence of the three trails in their respective areas added to the quality of life in those areas. Residential developers respond to buyer demand for these types of opportunities by incorporating trails in local developments and endorsing regional trail projects such as this, recognizing the value of multi-use trails as assets to marketability.

Eco-tourism has recently become one of the single most important economic activities in Georgia's coastal region. Visitors, residents and retirees come to the region because of the pristine natural environment and the diversity of plant and animal life. Natural areas along the routes of trails enhance appreciation of the outdoor environment, and increase awareness of the importance of conservation and preservation. Trails offer great opportunities for residents and visitors to experience outdoor recreation, and enjoy the health benefits and enhanced quality of life derived from outdoor exercise.

Other trail projects have shown to have significant positive impact on the social fabric of a region by benefiting public health, transportation, and connectivity opportunities. Multi-use trails offer the user an alternative form of transportation for short trips near population centers and businesses. The opportunities trails provide for bicycling and walking are beneficial to the environment, connecting neighborhoods and communities, thus reducing dependency on automobile trips between local destinations. Multi-use trail systems provide a wide range of beneficial impacts to communities and regions, and are proven to be valuable short-term and long-term investments.

Implementation Strategy

1. The existing Rails-to-Trails Implementation Board, organized to implement the 2007 Rails-to-Trails Feasibility Study, Kingsland to Riceboro, will add the Rails-with-Trails segment to its area of consideration for the purpose of implementation. The Rails-with-Trails route is a logical extension of the 68 mile long trail between Riceboro and Kingsland, and will connect Kingsland and points south to the Rails-to-Trails route and the East Coast Greenway. The current membership of the Rails-to-Trails Implementation Board is as follows:

First Name	Last Name	Gov't/Agency	Affiliation
Darren	Harper	City of Kingsland	Economic Development
William	Austin	City of Riceboro	Mayor/CGRDC Board
Brandon	Wescott	Liberty Consol. Planning Commission	Planners
Terry	Landreth	Camden Bicycle Center	Bike Shop Owner
Jim	Collins	Liberty County School System	High School Teacher
Fred	Freyer	Property Systems Land Corp.	President
Jim	Morrison		Trail Advocate
Fred	Hay	DNR-Sapelo Island	Research Manager
Mark	McAnaw	Woodbine Better Hometown	Chairman
Bill	Brunson	Mainland Planning Commission	
Ouida	Fry	Altamaha Reg. Pk. Advisory Brd.	
Chris	Beaufait	Monkeywrench Bicycles	Owner
Casey	Anglin	Property Systems Land Corp.	Vice President
Ed	McBrayer	PATH Foundation	Exec. Director (<i>advisor</i>)
Zoe	Hardenbrook	DOT, Region 5 - Jesup	Dist. Rep., Intermodal Prog.
Robert	Cunningham	Gilbert and Harrell Law	Attorney
David	Miller	City of Riceboro	Riceboro City Counsel
Leslie	Lamkin	Lamkin & Lamkin Communications	Principal
Jamie	Kendall	American Red Cross, SE Georgia Chap.	CEO
Marion	Stevens, Sr.	Liberty County Government	Commissioner
Jack	Markley		Trail Advocate
Preston	Rhodes	Camden County Government	Chairman/Commissioners
Katherine	Nisi Zell	Camden County Government	Commissioner

2. Explore and apply for funding including but not limited to:
 - Grants
 - Transportation Enhancement funds
 - Conservation funding
 - Recreational Trails Program
 - Corporate sponsorship

3. Coordinate with groups and organizations. Enlist the aid of local groups and organizations to:
 - Resolve any issues
 - Enhance opportunities for local users and businesses
4. Property owner outreach:
 - Acquire rights for municipal section of the trail (City Park)
 - Approach largest land holders first on a case by case basis (CSX)
5. Multi-use trail design and construction:
 - Enlist recognized organizations for design services (Rails to Trails Conservancy, National Park Service, and Conservation Assistance Program)
 - Use local contractors and construction resources to promote trail
6. Multi-use trail system maintenance and safety:
 - Establish areas of responsibility for ongoing maintenance
 - Ensure adequate funding for maintenance
 - Define jurisdiction for safety surveillance of trail

Appendix A

Rails-with-Trails Meeting Minutes for June 19, 2008

CGRDC Staff Present:	Meeting Location and Time:
Kevin Vienneau – Senior Planner and Project Manager Tricia Reynolds, AICP – Director of Planning and Government Services	Kingsland City Hall, 107 South Lee Street, Kingsland, Georgia 6:00 pm
General Public Present:	
Robert Rogers Charles Culp, Camden Greenway Alliance Walt Natzic, Camden Greenway Alliance Terry Landreth, Camden Bicycle Center	Bob Barrie John McDonough Darren Harper, Economic Development Director, City of Kingsland Darlene Landreth, Camden Bicycle Center

After introductions, Tricia Reynolds provided a PowerPoint presentation, summarizing: Current trail efforts including the East Coast and Coastal Georgia Greenway, the Coastal Georgia Rails to Trails Implementation Project, and the Camden Greenway Alliance; Brief description of Rails with Trails study area; Study approach; Existing conditions; and, Preliminary findings.

Ms. Reynolds then opened the meeting up for comments from the attending public: Study area conditions were discussed and information was offered, including: Both tracks are currently used; two rail-oriented industrial businesses are located at the north end of the study area; Villages at Kingsland is a Planned Unit Development being master planned for location to the north.

Darren Harper submitted that Catfish Creek Park is not connected to any defined public access, and is therefore isolated. Development of a trail system would make the park more publicly accessible.

Terry Landreth commented that the CSX-owned land lying south of City Park would be a great place for extension of green space and location of a trail. Mr. Landreth added that the bridge at Colerain Road needs improvements. The question was raised as to whether any examples of rails-with-trails projects have been found, and comment was made by Mr. Landreth that those he has reviewed are usually low-railroad-use lines.

Mr. Harper stated that the Kingsland City Council would need to be involved in the implementation, and that Kingsland needs more recreational public access.

Mr. Landreth stated that preservation of the railroad use is important.

The meeting was adjourned at approximately 7:10 pm.

Appendix B

Photographic Survey: Photos are arranged from south to north.



1. Trail at Florida side of St. Marys River at old Hwy. 17 rest area



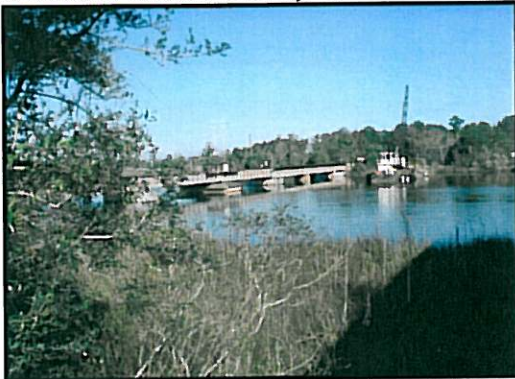
2. Trail at Florida side of St. Marys River at old Hwy. 17 rest area



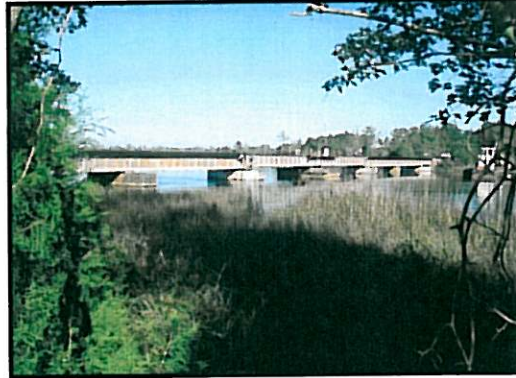
3. Florida line on US Hwy 17



4. Old Fish Camp, Hwy 17 and St. Mary's River



5. Active trestle parallel to Georgia/Florida Hwy 17 bridge



6. Active trestle parallel to Georgia/ Florida Hwy 17 bridge



7. RR ROW from Escott Road



8. RR ROW from Escott Road

Appendix B

Photographic Survey: Photos are arranged from south to north.



9. RR ROW to south of Escott Road



10. RR ROW to north of Escott Road



11. RR ROW to north of Escott Road



12. RR ROW to south of Vacuna Road



13. Railbed at Vacuna Road facing North



14. RR trestle from US Hwy 17/Catfish Creek



15. RR trestle from US Hwy 17/Catfish Creek



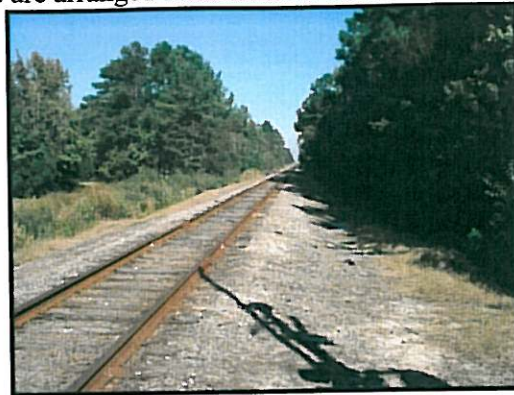
16. RR trestle from US Hwy 17/Catfish Creek

Appendix B

Photographic Survey: Photos are arranged from south to north.



17. Railbed at Powell Avenue facing south



18. Railbed at Powell Avenue facing north



19. Powell Avenue RR crossing



20. Powell Avenue – potential shared access



21. CSX-owned property so. of Lawnwood Ave.



22. RR ROW to north of Lawnwood Avenue



23. East from Lawnwood Avenue crossing



24. Williams Street to North

Appendix B

Photographic Survey: Photos are arranged from south to north.



25. RR ROW north from Williams St. (W. side)



26. RR ROW south from Williams Street



27. RR ROW south from Williams Street



28. RR ROW north from Williams St. (E. side)



29. Railroad out building at King Ave.



30. RR ROW south from King Ave.



31. RR ROW no. from King Ave. nr. City Park



32. City Park south from King Ave. intersection

Appendix B

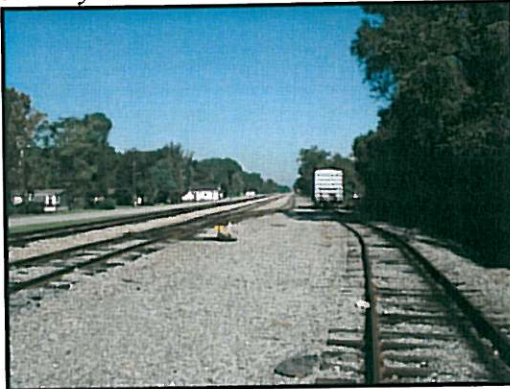
Photographic Survey: Photos are arranged from south to north.



33. City Park



34. City Park and old paved path



35. RR ROW north from Hilton Street (E. side)



36. RR ROW north from Hilton Street (W. side)



37. N. Seaboard Street south



38. RR ROW south from Project Ave. (E. side)



39. RR ROW north from Project Ave. (W. side)



40. Orange Edwards Blvd. No. at Project Ave.

Appendix B

Photographic Survey: Photos are arranged from south to north.



41. Orange Edwards Blvd. So. at Project Ave.



42. Orange Edwards Boulevard to south



43. RR ROW north from Colerain Road

Appendix C

RTC Trail & Greenway Funding Guide

Note: This list is drawn from a database maintained by the Rails-to-Trails Conservancy. Direct questions to RTC at 202-974-5148 or by email to brian@railtrails.org.

Funding Type: Federal **Jurisdiction:** Nationwide
Funding Program: Recreational Trails Program
Implementing Agency: U.S. Dept. of Transportation's Federal Highway Administration (FHWA)
Intended for: trails
Description: The U.S. Congress first authorized the Recreational Trails Program in the Intermodal Surface Transportation Efficiency Act of 1991. It was reauthorized in 1998 under the Transportation Equity Act for the 21st Century (TEA-21). The Recreational Trails Program provides funds to the States to develop and maintain recreational trails and trail-related facilities for both nonmotorized and motorized recreational trail uses. Examples of trail uses include hiking, bicycling, in-line skating, equestrian use, cross-country skiing, snowmobiling, off-road motorcycling, all-terrain vehicle riding, four-wheel driving, or using other off-road motorized vehicles.
Contact Information: Christopher B. Douwes **Title:** Recreational Trails Program Manager
Address1: Federal Highway Administration
Address2: 400 Seventh St SW, Rm 3301
City/State/Zip: Washington, DC20590
Phone: 202-366-5013
Email: Christopher.Douwes@dot.gov
Web site: <http://www.fhwa.dot.gov/environment/rectrails/index.htm>

Funding Type: Federal **Jurisdiction:** Nationwide
Funding Program: Land and Water Conservation Fund (LWCF) Grants
Implementing Agency: National Park Service
Intended for: includes trails and greenways
Description: This Federal funding source was established in 1965 to provide "close-to-home" park and recreation opportunities to residents throughout the United States. Money for the fund comes from the sale or lease of nonrenewable resources, primarily federal offshore oil and gas leases and surplus federal land sales. LWCF grants can be used by communities to build a variety of parks and recreation facilities, including trails and greenways. LWCF funds are distributed by the National Park Service to the states annually. Communities must match LWCF grants with 50-percent of the local project costs through in-kind services or cash. All projects funded by LWCF grants must be used exclusively for recreation purposes, in perpetuity. Projects must be in accordance with each State's Comprehensive Outdoor Recreation Plan. \$23,133,400 was available to states through this program in Fiscal Year 2008, \$555,911 of that to Georgia.
Web site: <http://www.nps.gov/ncrc/programs/lwcf/>

Funding Type: Federal **Jurisdiction:** Nationwide
Funding Program: Community Development Block Grant Program (CDBG)
Implementing Agency: U.S. Department of Housing and Urban Development (HUD)
Intended for: can include greenways/trails
Description: CDBG provides eligible metropolitan cities and urban counties (called "entitlement communities") with annual direct grants that they can use to revitalize neighborhoods, expand affordable housing and economic opportunities, and/or improve community facilities and services, principally to benefit low- and moderate-income persons. Eligible activities include building public facilities and improvements, such as streets, sidewalks, sewers, water systems, community and

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senior citizen centers and recreational facilities. Several communities have used HUD funds to develop greenways, including the Boscobel Heights' "Safe Walk" Greenway in Nashville, Tennessee. **Contact Information:** Barbara Neal **Title:** Director, Entitlement Communities Division
Address1: 451 7th Street SW, Rm 7282
City/State/Zip: Washington, DC20410
Phone: (202) 708-1577
Web site: <http://www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm>

Funding Type: Federal **Jurisdiction:** Nationwide
Funding Program: Economic Development Grants for Public Works and Development of Facilities
Implementing Agency: U. S. Dept. of Commerce, Economic Development Administration (EDA)
Intended for: can include trail development and greenway facilities
Description: The U. S. Department of Commerce, Economic Development Administration (EDA), provides grants to states, counties and cities designated as redevelopment areas by EDA for public works projects that can include developing trails and greenway facilities. There is a 30-percent local match required, except in severely distressed areas where federal contribution can reach 80 percent.
Contact Information: David L. McIlwain, Director Public Works Division,
Address1: EDA Herbert Hoover Bldg., Dept of Commerce, Rm. H7326
City/State/Zip: Washington, DC20230
Phone: (202) 482-5265
Web site: <http://www.cfda.gov/public/viewprog.asp?progid=167>

Funding Type: Federal **Jurisdiction:** Nationwide
Funding Program: National Scenic Byways Program
Implementing Agency: Federal Highway Administration
Intended for: can include bicycle and pedestrian facilities
Description: National Scenic Byways Program: This component of TEA-21 is designed to protect and enhance America's designated scenic roads. Money is available for planning, safety and facility improvements, cultural and historic resource protection, and tourism information signage. Bicycle and pedestrian facilities can be developed in conjunction with scenic roadway projects. Some states with Scenic Byway Programs have developed greenways in conjunction with this initiative.
Contact Information: Rob Draper, Director FHWA National Scenic Byways Program
Address1: 400 Seventh Street, SW
Address2: Room 3222, HEPM
City/State/Zip: Washington, DC20590
Phone: 202-366-4649
Email: rdraper@byways.org
Web site: <http://www.byways.org/grants/index.html>

Funding Type: Federal **Jurisdiction:** Nationwide
Funding Program: Congestion Mitigation and Air Quality (CMAQ) Improvement Program
Implementing Agency: Federal Highway and Federal Transit Administrations
Intended for: includes trails (under Pedestrian and Bicycle Programs)
Description: The CMAQ program was created to reduce congestion on local streets and improve air quality. Funds are available to urban communities designated as "non-attainment" areas for air quality, meaning the air is more polluted than federal standards allow. CMAQ, jointly administered by the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA), was

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reauthorized in 1998 under the Transportation Equity Act for the 21st Century (TEA-21). The TEA-21 CMAQ program provides over \$8.1 billion dollars in funds to State DOTs, MPOs, and transit agencies to invest in projects that reduce criteria air pollutants regulated from transportation-related sources over a period of six years (1998-2003). The TEA-21 CMAQ program is similar to its ISTEA predecessor, but it features greater program flexibility, several new program options, an expansion of eligible activities available for funding and the statutory formula for apportioning funds was redesigned to provide a more equitable distribution. Funding requires a 20-percent local match.

Contact Information: Web site: <http://www.fhwa.dot.gov/environment/cmaqpgs/index.htm>

Funding Type: Federal

Jurisdiction: Nationwide

Funding Program: Federal Public Lands Highways Discretionary Fund

Implementing Agency: Federal Highway Administration

Intended for: includes trails (under Provision for pedestrians and bicycles)

Description: The Public Lands Highways (PLH) Program was originally established in 1930 by the Amendment Relative to Construction of Roads through Public Lands and Federal Reservations. Funding was provided from the General Fund of the Treasury. The intent of the program is to improve access to and within the Federal lands of the nation. The Federal-Aid Highway Act of 1970 changed the funding source for the program from the General Fund to the Highway Trust Fund, effective in FY 1972. The program has been continued with each highway or transportation act since then, and the latest transportation act, the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A legacy for Users (SAFETEA-LU, Public Law 109-59), has continued the program through FY 2009. **Contact Information:** Larry Beidel, Highway Engineer

Address1: Office of Program Administration

Phone: (202) 366-4653

Email: larry.beidel@dot.gov

Web site: <http://www.fhwa.dot.gov/discretionary/plhcursola3.cfm>

Funding Type: Federal

Jurisdiction: Nationwide

Funding Program: Brownfields Redevelopment Initiative

Implementing Agency: General Services Administration

Intended for: includes trails

Description: The Brownfields Redevelopment Initiative provides funds and loan guarantees to clean up and redevelop environmentally contaminated industrial and commercial sites, commonly known as brownfields. Pittsburgh, Pennsylvania cleaned and revitalized Herrs' Island, which included a trail that circled the Island and connected it to the downtown district.

Contact Information: Amy Thompson

Email: thompson_amv@bah.com

Web site: <http://bri.gsa.gov/brownfields/home/>

Funding Type: Federal

Jurisdiction: Nationwide

Funding Program: Healthy People 2010 Community Implementation Grants Program

Implementing Agency: Federal Department of Health and Human Services

Intended for: activities that support the goals of Healthy People 2010

Description: The Federal Department of Health and Human Services plans to award hundreds of 'micro-grants' to community organizations for activities that support the goals of Healthy People 2010, the nation's public health agenda for the next decade. Worth up to \$2,010 each, the micro-grants represent a new, low-cost approach to foster effective prevention efforts at the community

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level. Each grant will support efforts by local groups to promote health education, quality care, access to care and other projects that support the far-reaching national health goals of Healthy People 2010. Faith-based organizations will be among those eligible to apply for funding.

Contact Information: Administrative Officer, Office of Disease Prevention and Health Promotion

Address1: Hubert H. Humphrey Building Room 738-G

Address2: 200 Independence Avenue, SW

City/State/Zip: Washington, DC20201

Phone: (202) 260-7654

Web site: <http://www.health.gov/healthypeople/Implementation/>

Funding Type: Federal

Jurisdiction: Nationwide

Funding Program: Save America's Treasures Historic Preservation Fund

Implementing Agency: National Park Service, partnership with National Endowment for the Arts

Intended for: preservation and/or conservation of sites/structures of national significance

Description: Applications are invited for the Save America's Treasures Grants to help preserve America's cultural heritage. This federal grant program is administered by the National Park Service, in partnership with the National Endowment for the Arts (NEA) (<http://www.nea.gov/>). Grants are available for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and nationally significant historic structures and sites. Intellectual and cultural artifacts include artifacts, collections, documents, monuments, and works of art. Historic structures and sites include historic districts, sites, buildings, structures, and objects. Each federal Save America's Treasures Grant requires a dollar-for-dollar non-federal match. The minimum grant request for collections projects is \$50,000 (federal share); the minimum grant request for historic property projects is \$250,000 (federal share). The maximum grant request for all projects is \$1 million (federal share). Eligible applicants include federal agencies funded by the Department of the Interior and Related Agencies Appropriations Act; nonprofit, tax-exempt 501(c)(3) organizations in the U.S.; units of state or local government; and federally recognized Indian Tribes. For complete eligibility and application guidelines, see the NEA Web site.

Contact Information: Web site: <http://www.saveameericastreasures.org/funding.htm>

Funding Type: Federal

Jurisdiction: Nationwide

Funding Program: Transportation, Community, and System Preservation Program

Implementing Agency: Federal Highway Administration

Intended for: planning and implementing a variety of transportation programs; can include trails

Description: The Transportation, Community, and System Preservation (TCSP) Program is a comprehensive initiative of research and grants to investigate the relationships between transportation, community, and system preservation plans and practices and identify private sector-based initiatives to improve such relationships. States, metropolitan planning organizations, local governments, and tribal governments are eligible for discretionary grants to carry out eligible projects to integrate transportation, community, and system preservation plans and practices that: Improve the efficiency of the transportation system of the United States; Reduce environmental impacts of transportation; Reduce the need for costly future public infrastructure investments; Ensure efficient access to jobs, services, and centers of trade; Examine community development patterns and identify strategies to encourage private sector development patterns and investments that support these goals. Section 1117 of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU, Public Law 109-203) authorized the TCSP Program through FY 2009. A total of \$270 million is authorized for this Program in FY's 2005-2009.

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RTC Trail & Greenway Funding Guide

The TCSP Program is a FHWA Program being jointly developed with the Federal Transit Administration, the Federal Rail Administration, the Office of the Secretary, and the Research and Innovative Technology Administration within the US Department of Transportation, and the US Environmental Protection Agency.

Web site: <http://www.fhwa.dot.gov/tcsp/>

Funding Type: Federal

Jurisdiction: Nationwide

Funding Program: Transportation Enhancements (TE)

Implementing Agency: Federal Highway Administration

Intended for: includes trails and other bicycle/pedestrian facilities

Description: Created in 1991 under the Intermodal Surface Transportation Efficiency Act (ISTEA) and renewed in 1998 with the Transportation Equity Act for the 21st Century (TEA-21), Transportation Enhancements (TE) require every State to reserve at least 10 percent of their Federal surface transportation funds for designated Transportation Enhancements Activities, such as pedestrian and bicycle facilities, pedestrian and bicycle safety and education and the conversion of abandoned railway corridors to trails. Projects in Georgia are limited to a maximum of a \$1,000,000 award. GDOT recommends that the award be at least \$100,000. As with other Federal-aid funding, the Federal government typically pays for 80 percent of project costs. The project sponsor – a State, a local government or a non-governmental organization – pays the balance.

Contact Information: Web site: <http://www.enhancements.org/>

Funding Type: Federal

Jurisdiction: Nationwide

Funding Program: Safe Schools/Healthy Students Initiative

Implementing Agency: Office of Juvenile Justice U.S. Departments of Education, Health & Human Services and Justice

Intended for: promoting healthy childhood development the promotion of healthy childhood development

Description: Eligible applicants are invited to apply for the Safe Schools/Healthy Students Initiative. Through this joint initiative, the U.S. Departments of Education, Health and Human Services, and Justice support the implementation and enhancement of comprehensive communitywide strategies for creating safe and drug-free schools and promoting healthy childhood development. Eligible applicants are local educational agencies (LEAs) and consortia of LEAs. Estimated available funds total \$72 million. Awards will range from up to \$2,250,000 for LEAs with at least 35,000 students, up to \$1,500,000 for those with at least 5,000 students, and up to \$750,000 for an LEA with fewer than 5,000 students. Interested applicants may access the Program Announcement and Application Package via the Office of Juvenile Justice and Delinquency Prevention (OJJDP) at the Web site listed below.

Contact Information: Karen Dorsey, OJJDP, Washington, DC

Phone: 202-708-4674

Email: karen.dorsey@ed.gov

Web site: <http://www.ed.gov/programs/dvpsafeschools/applicant.html>

Appendix D

Documents Referenced

- Coastal Georgia Regional Development Center Rails-to-Trails Feasibility Study. Coastal Georgia Regional Development Center. June 2007.
- Coastal Georgia Rails-to-Trails Project, A Proposal to Build a Trail for Pedestrians and Bicyclists from Riceboro to Kingsland. The PATH Foundation. April 2008.
- The Coastal Georgia Alternative. Jo Hickson, ASLA. December 2003.

Appendix E

Maps

Map 1 – Rails-with-Trails Feasibility Study Regional Existing and Planned Bicycle Facilities

Map2 – Rails-with-Trails Feasibility Study Overview

Map 3 – Rails-with-Trails Feasibility Study Segment 1

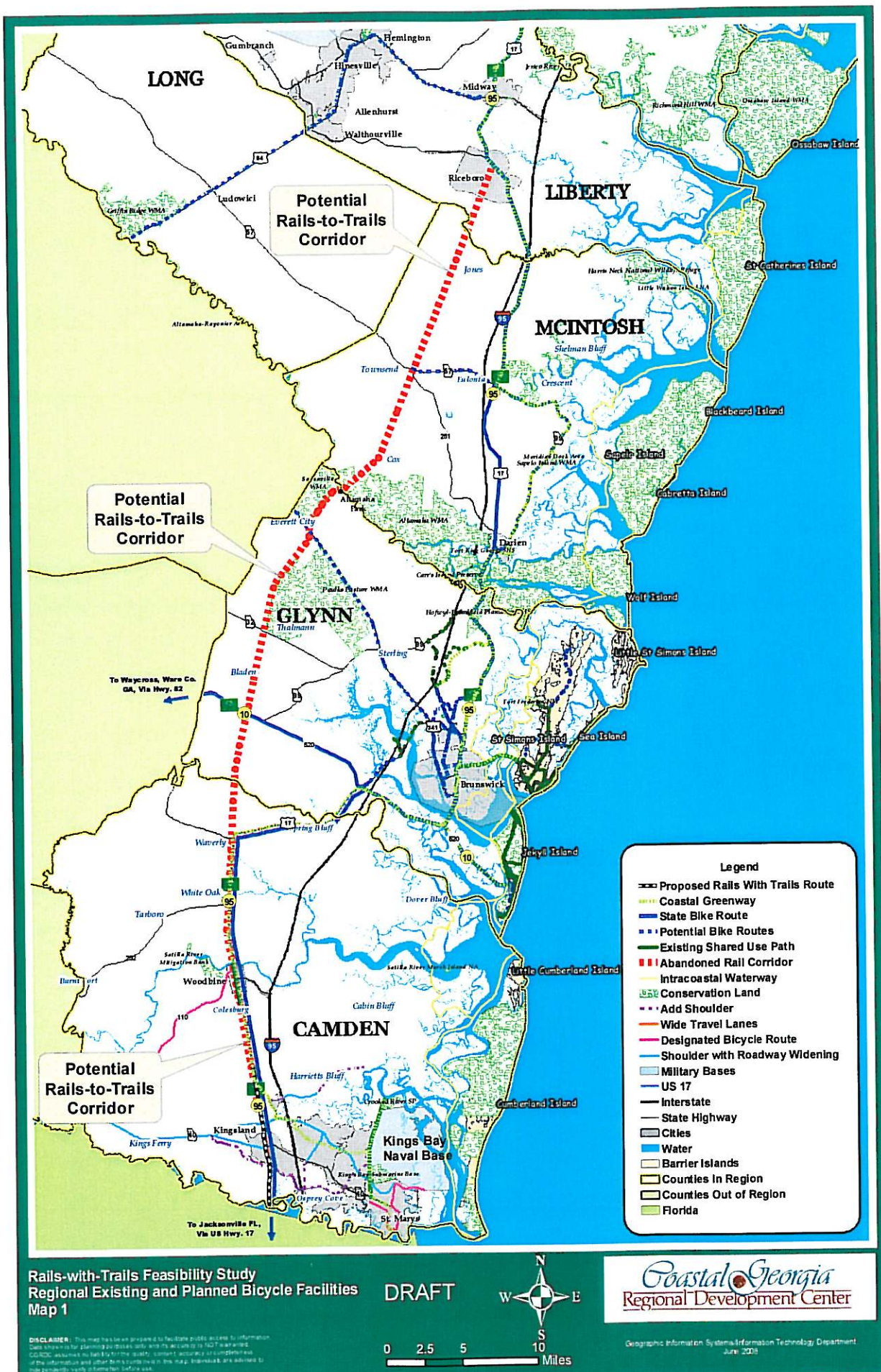
Map 4 – Rails-with-Trails Feasibility Study Segment 2

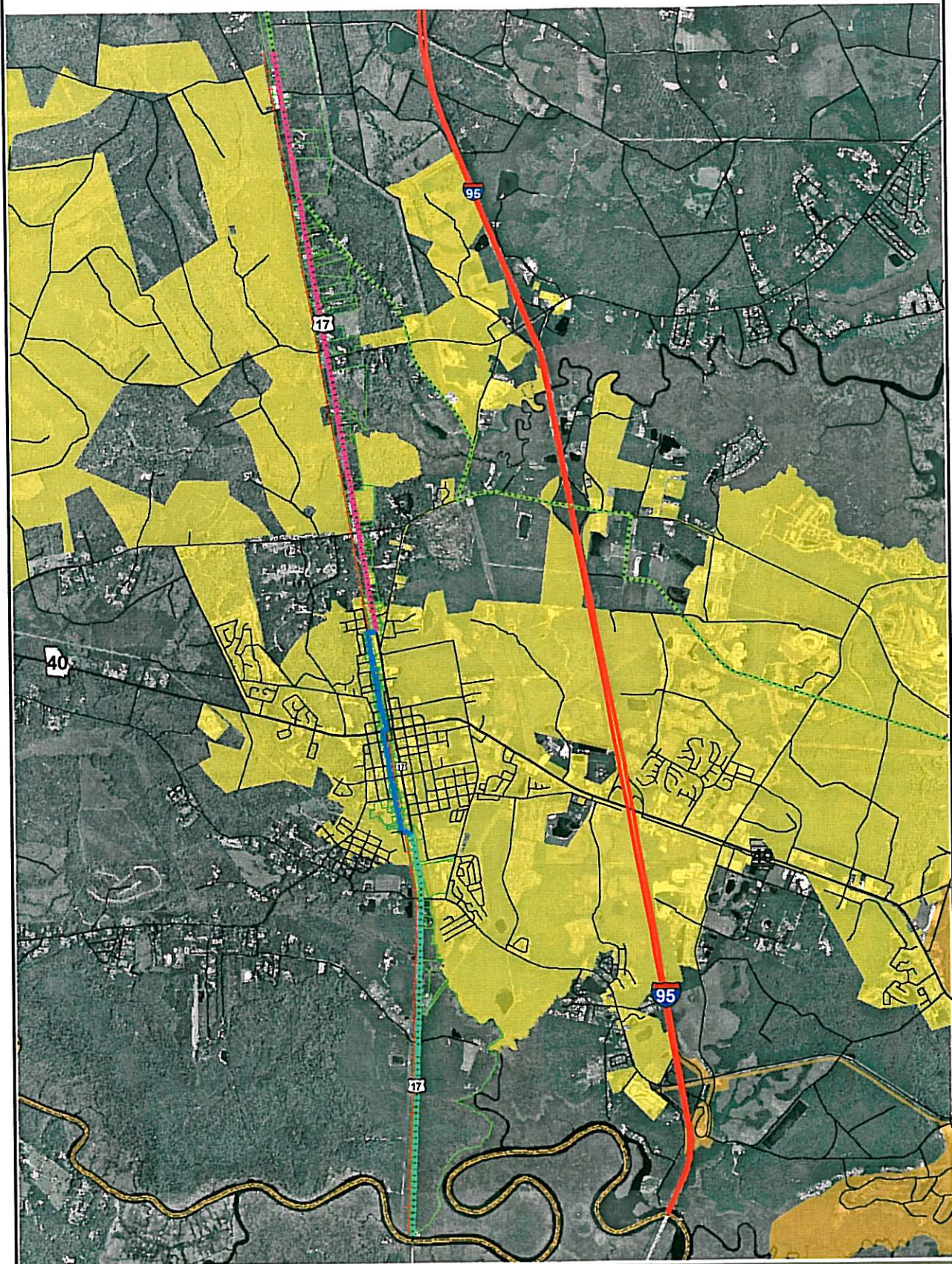
Map 5 – Rails-with-Trails Feasibility Study Segment 3

Map 6 – Rails-with-Trails Feasibility Study Segment 1 Wetlands

Map 7 – Rails-with-Trails Feasibility Study Segment 2 Wetlands

Map 8 – Rails-with-Trails Feasibility Study Segment 3 Wetlands





**Ralls-with-Trails Feasibility Study
Overview
Map 2**

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0 0.5 1 2 Miles

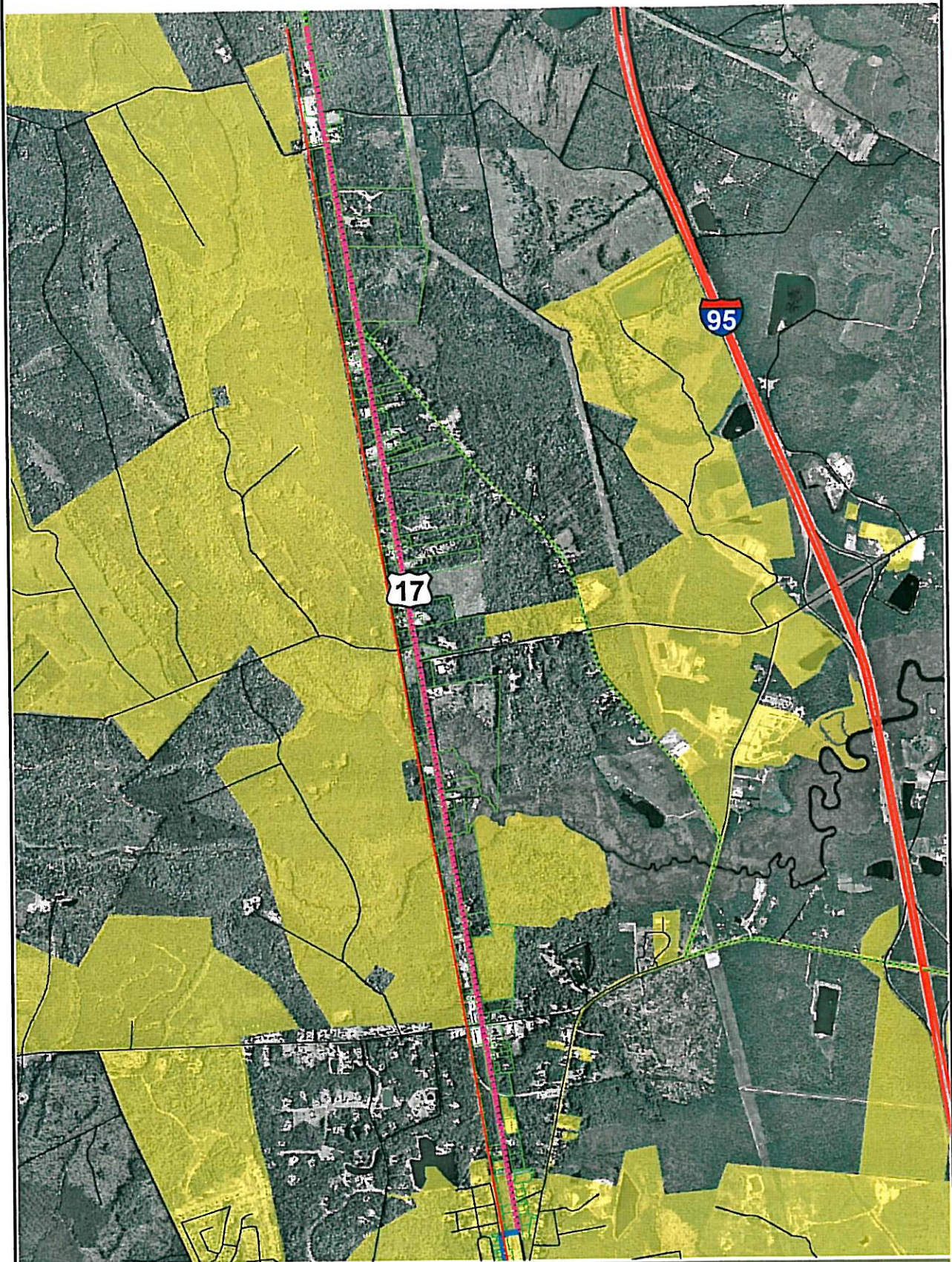
Coastal Georgia
Regional Development Center

Geographic Information Systems/Information Technology Department
June 2008

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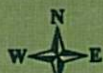
Legend

- | | |
|------------------------|------------------|
| Proposed Trail Segment | Interstate |
| Segment 1 | State Highway |
| Segment 2 | Active Railroad |
| Segment 3 | Adjacent Parcels |
| Coastal Greenway | Kingsland |
| | St. Marys |
| | Camden County |



**Rails-with-Trails Feasibility Study
Segment 1
Map 3**

DRAFT

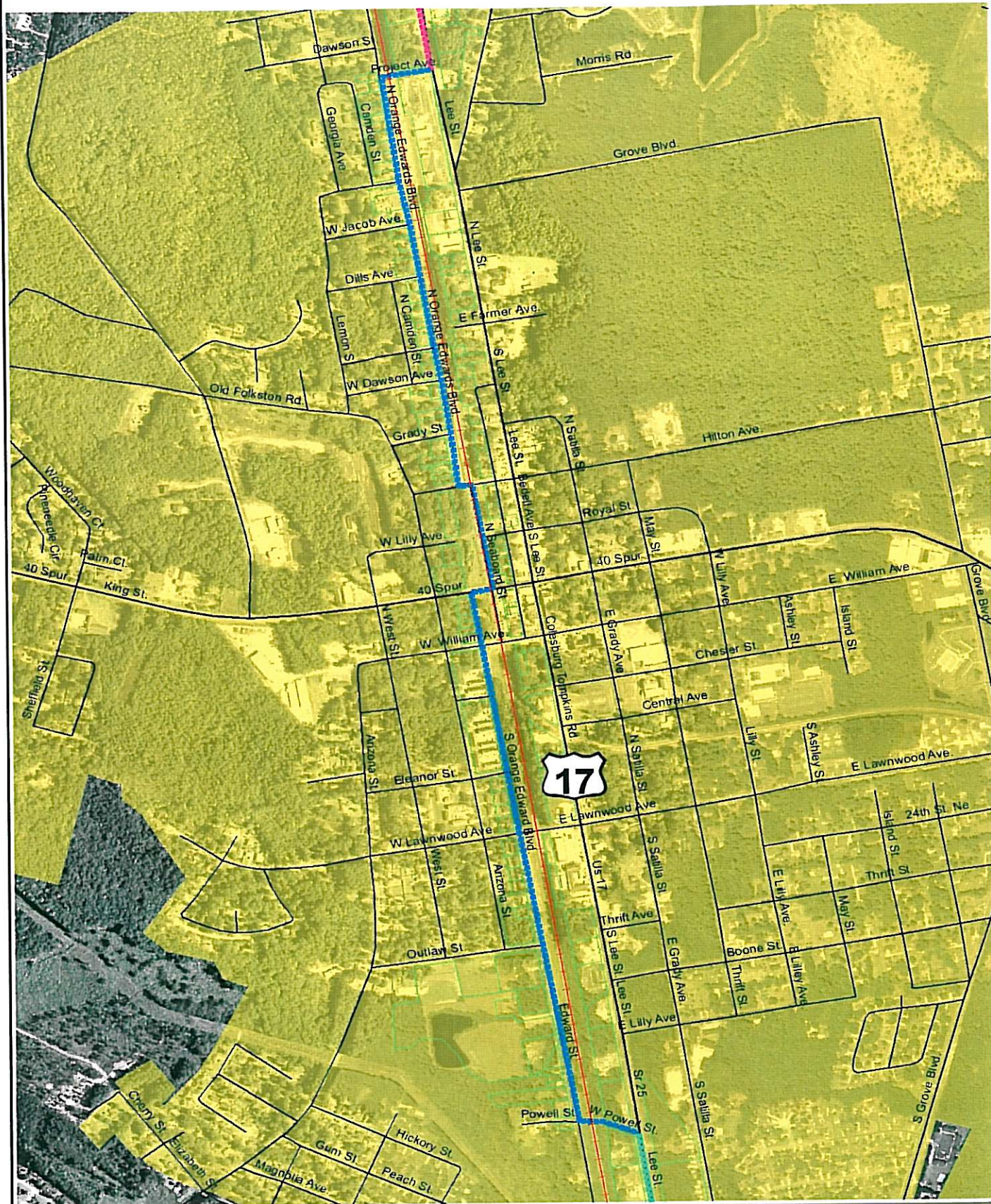


0 0.25 0.5 1 Miles

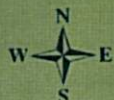
Coastal Georgia
Regional Development Center
Geographic Information & Information Technology Department
June 2009

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Legend	
Proposed Trail Segment	Interstate
Segment 1	State Highway
Segment 2	Active Railroad
Coastal Greenway	Adjacent Parcels
	Kingsland



Rails-with-Trails Feasibility Study
Segment 2
Map 4
DRAFT



0 0.1 0.2 0.4 Miles

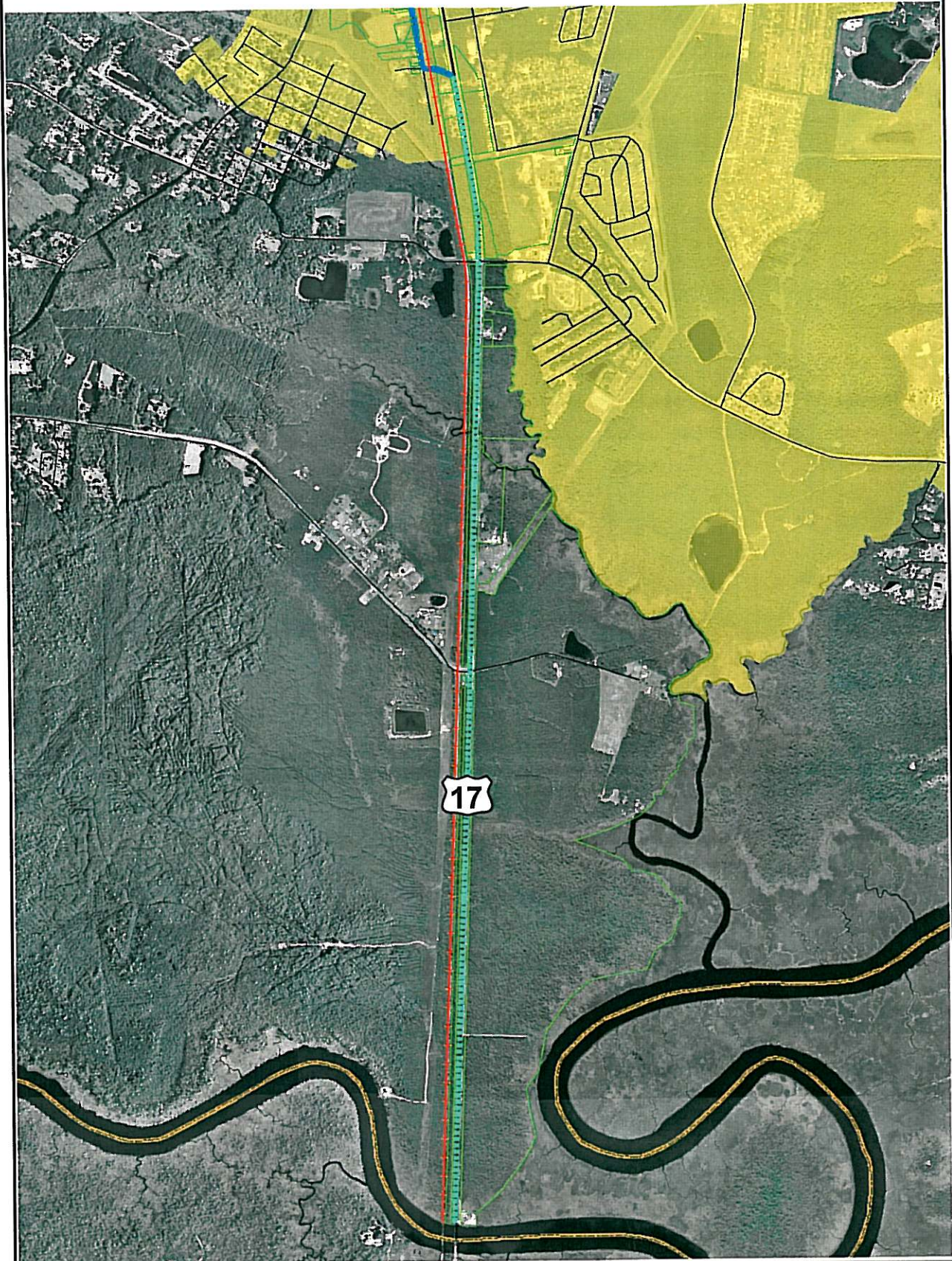
Coastal Georgia
Regional Development Center

Geographic Information Systems/Information Technology Department
June 2003

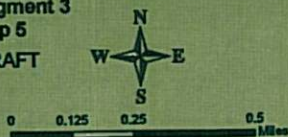
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Legend

- | | |
|-------------------------------|--------------------|
| Proposed Trail Segment | — State Highway |
| — Segment 1 | — Roads |
| — Segment 2 | + Active Railroad |
| — Segment 3 | □ Adjacent Parcels |
| | □ Kingsland |



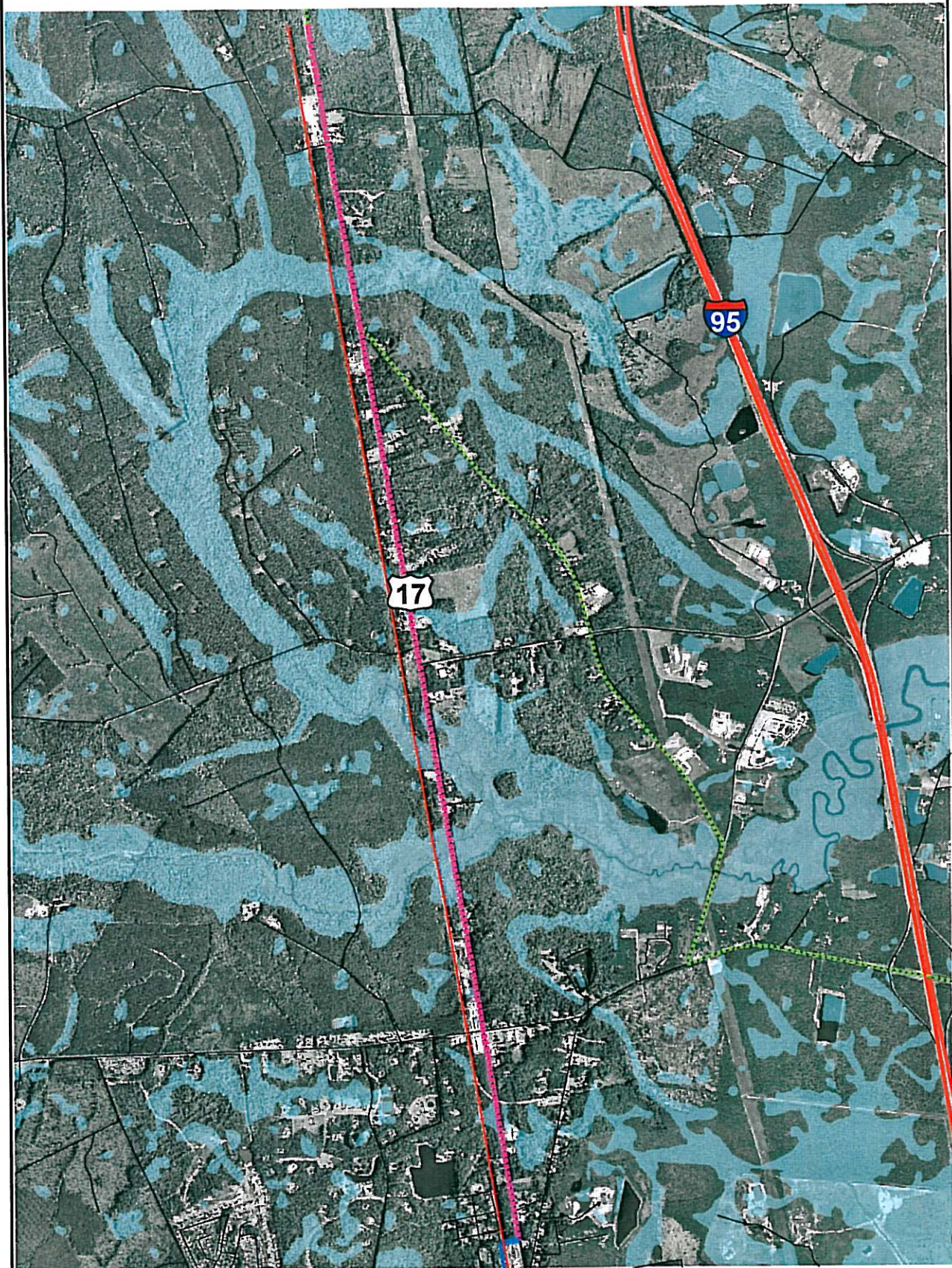
Rails-with-Trails Feasibility Study
Segment 3
Map 5
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Coastal Georgia
Regional Development Center
 Geographic Information Systems Department
 June 2004

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Legend	
Proposed Trail Segment	State Highway
Segment 2	Active Railroad
Segment 3	Adjacent Parcels
	Kingsland
	Camden County



**Rails-with-Trails Feasibility Study
Segment 1 Wetlands
Map 6**

DRAFT



0 0.25 0.5 1 Miles

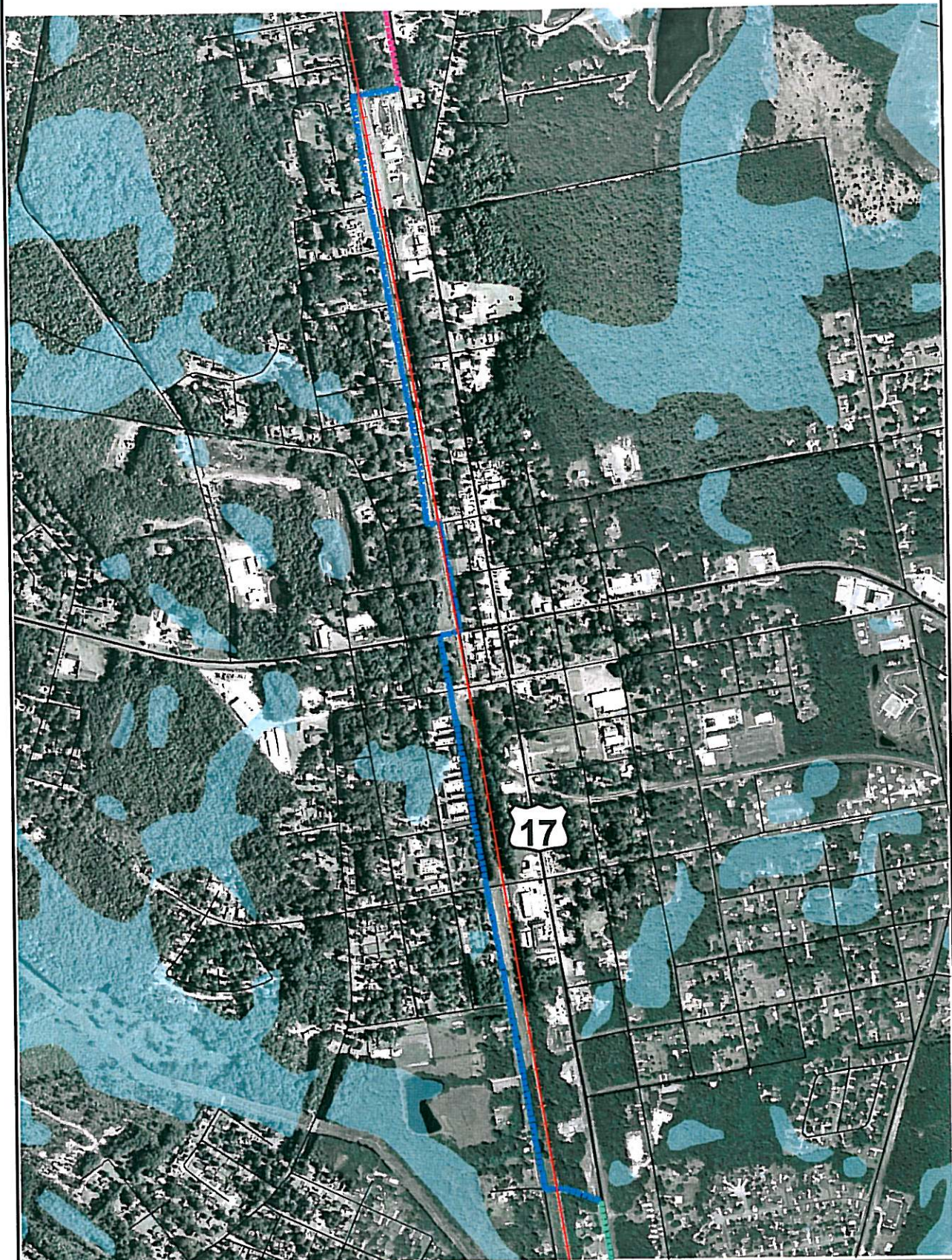
Coastal Georgia
Regional Development Center

Geographic Information Systems & Information Technology Department
June 2009

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Legend

- | | |
|------------------------|-----------------|
| Proposed Trail Segment | Interstate |
| Segment 1 | State Highway |
| Segment 2 | Active Railroad |
| Coastal Greenway | Wetlands |



Rails-with-Trails Feasibility Study
Segment 2 Wetlands
Map 7
DRAFT



0 0.1 0.2 0.4 Miles

Coastal Georgia
Regional Development Center

Geographic Information Systems/Information Technology Department
 June 2008

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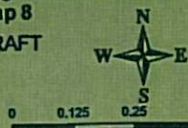
Legend

- | | |
|------------------------|-----------------|
| Proposed Trail Segment | Interstate |
| Segment 1 | State Highway |
| Segment 2 | Active Railroad |
| Segment 3 | |



**Rails-with-Trails Feasibility Study
Segment 3 Wetlands
Map 8**

DRAFT



Coastal Georgia
Regional Development Center

Geographic Information Systems Department
June 2008

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- | Legend | |
|------------------------|-----------------|
| Proposed Trail Segment | Interstate |
| Segment 2 | State Highway |
| Segment 3 | Active Railroad |
| | Wetlands |
| | Camden County |